

SOUTH BAY RETAIL POWER CENTER

**A unique retail opportunity at the San Diego (I-405) Freeway
and Western Avenue in the heart of the South Los Angeles market.**



ANNOUNCEMENT FOR RETAIL DEVELOPERS AND INVESTORS

Retail Power Center Site For Sale In Los Angeles.

Lockheed Martin is pleased to provide you with this general information on a 67.43 acre parcel in Los Angeles, California which it owns and which it intends to sell to a qualified Developer/Investor for the development of a retail power center.

The location is on the S.E. corner of 190th and Western Avenue at the San Diego Freeway (I-405). Market research completed this spring indicates that it is an excellent location for a large retail center.

After looking at this information, if you feel you would like the opportunity to develop this 800,000+ sf retail power center, we urge you to ask your broker to put our modified RFQ/RFP package in your hands. We would welcome your response.



William A. Snowden
Vice President

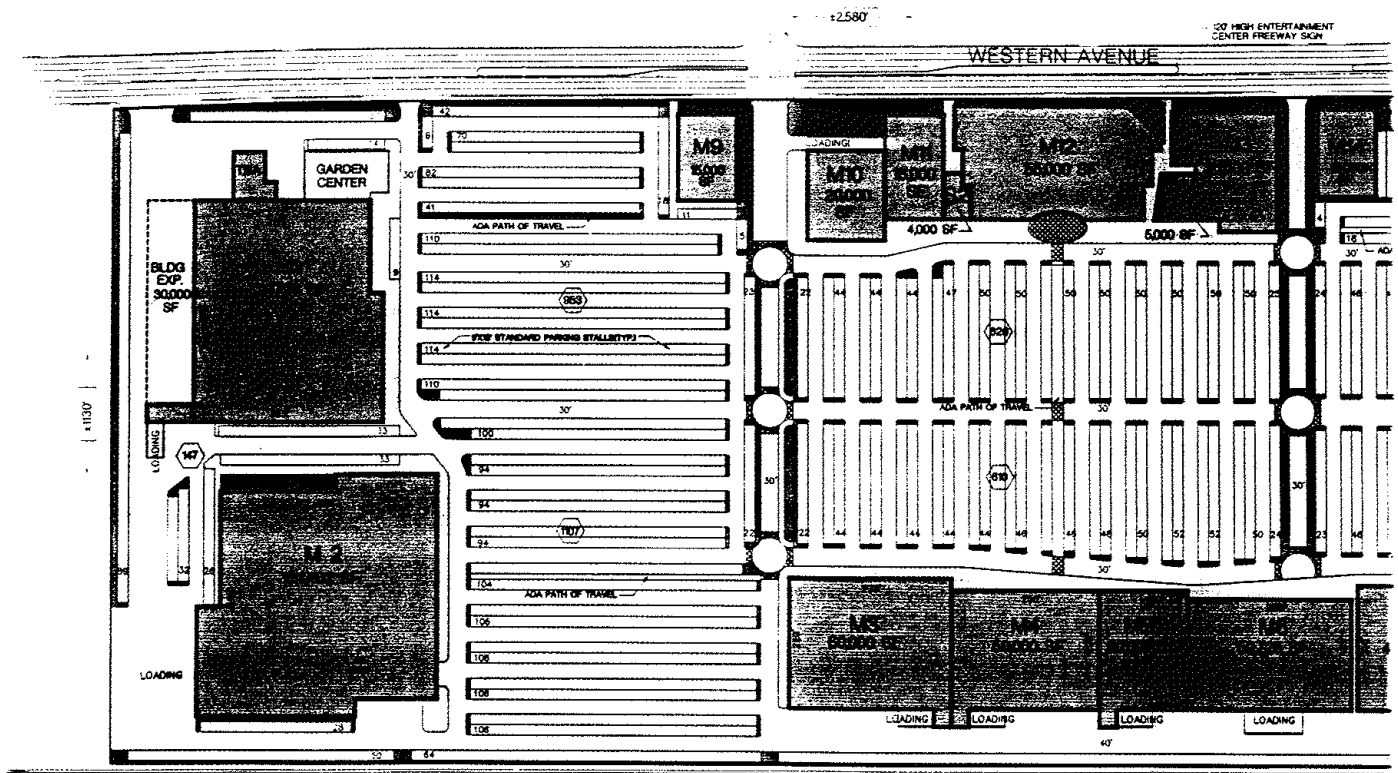
July 14, 1995

SOUTH BAY RETAIL CENTER

■ SOUTH BAY POWER CENTER SE CORNER 190TH AND WESTERN AVENUE AT THE SAN DIEGO FREEWAY (405) LOS ANGELES, CALIFORNIA

This 67-acre site has excellent visibility and access off Western Avenue, 190th Street, and the San Diego Freeway (I-405) to serve Torrance, Carson, Palos Verdes and the beach cities. The power center to be developed here will be anchored by a number of "big box" users. Lockheed Martin (owner) is currently working to secure both environmental clearance and entitlements for the project. Construction is estimated to begin in January of 1997, with an opening in the fourth quarter of 1997. Average income within the primary market area is above the national average. A majority of the housing units are owner occupied.

Proposed Project Site Plan



SUMMARY

LAND AREA	• 2,934,507 SF (67.36 AC)
BUILDING AREA	• 807,566 SF*
LAND/BUILDING RATIO	• 2.63/1 (27.5%)
PARKING PROVIDED	• 4,439 STALLS
PARKING RATIO	• 5.49/1000

*INCLUDES 30,000 SF EXPANSION AREA OF M 1

CLIENT •

LOCKHEED MARTIN CORPORATION
6801 Rockledge Drive
Bethesda, Maryland 20817
Telephone (301) 897-6823

SITE PLAN

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SCALE: 1" = 100'



SITE AND TRADE AREA

LAND SIZE:

Approximately 67.43 acres.

PROPOSED GLA:

807,566 square feet.

LOCATION:

The site is located at the southeast corner of 190th and Western Avenue at the San Diego Freeway (I-405) in the City of Los Angeles. It has excellent visibility. The configuration of the site is rectangular with approximately 1,200 feet running east/west along 190th Street and 2,500 feet running north/south along Western Avenue. There is an interchange with the San Diego Freeway on Western in both directions for easy access to the site.

TRAFFIC COUNTS:

Western Avenue	33,000 cars per day
190th Street	39,800 cars per day
San Diego Freeway	270,000 cars per day

POPULATION:

2 Miles	4 Miles	6 Miles
66,856	376,380	821,719

AVERAGE FAMILY INCOME:

2 Miles	4 Miles	6 Miles
\$59,300	\$58,494	\$61,100

Source: Urban Decisions Systems, Inc. 1995

MARKET:

In February and March of this year, Hopkins Real Estate Services and Cousins/NewMarket were retained by Lockheed Martin to conduct a market survey of 45 anchor tenants to validate the feasibility of the site as a proposed power center. 950,000 sf of letters of interest and potential interest were received which clearly supported Lockheed Martin's decision to apply to the City of Los Angeles to secure entitlement for the development of a major retail power center on the site.

CONDITION ON SALE:

Lockheed Martin now anticipates that the site will be "clean" and "fully entitled" when escrow closes in January 1997 and expects to sell the site to a developer/investor with a vesting tract map in place. Lockheed Martin expects to add the developer/investor buyer to its development team before the end of 1995, giving the buyer a year to make his "deals" with the anchor tenants and also to secure an acceptable site plan from the City.

COMMERCIAL PROJECT •

SEC WESTERN AVE. & WEST 190 TH ST.

LOS ANGELES, CA

SOUTH BAY CENTER
at the San Diego Freeway

SCHEME" D"

5/12/95 MAF
94-428.11

Musil Perkowitz Ruth, inc.

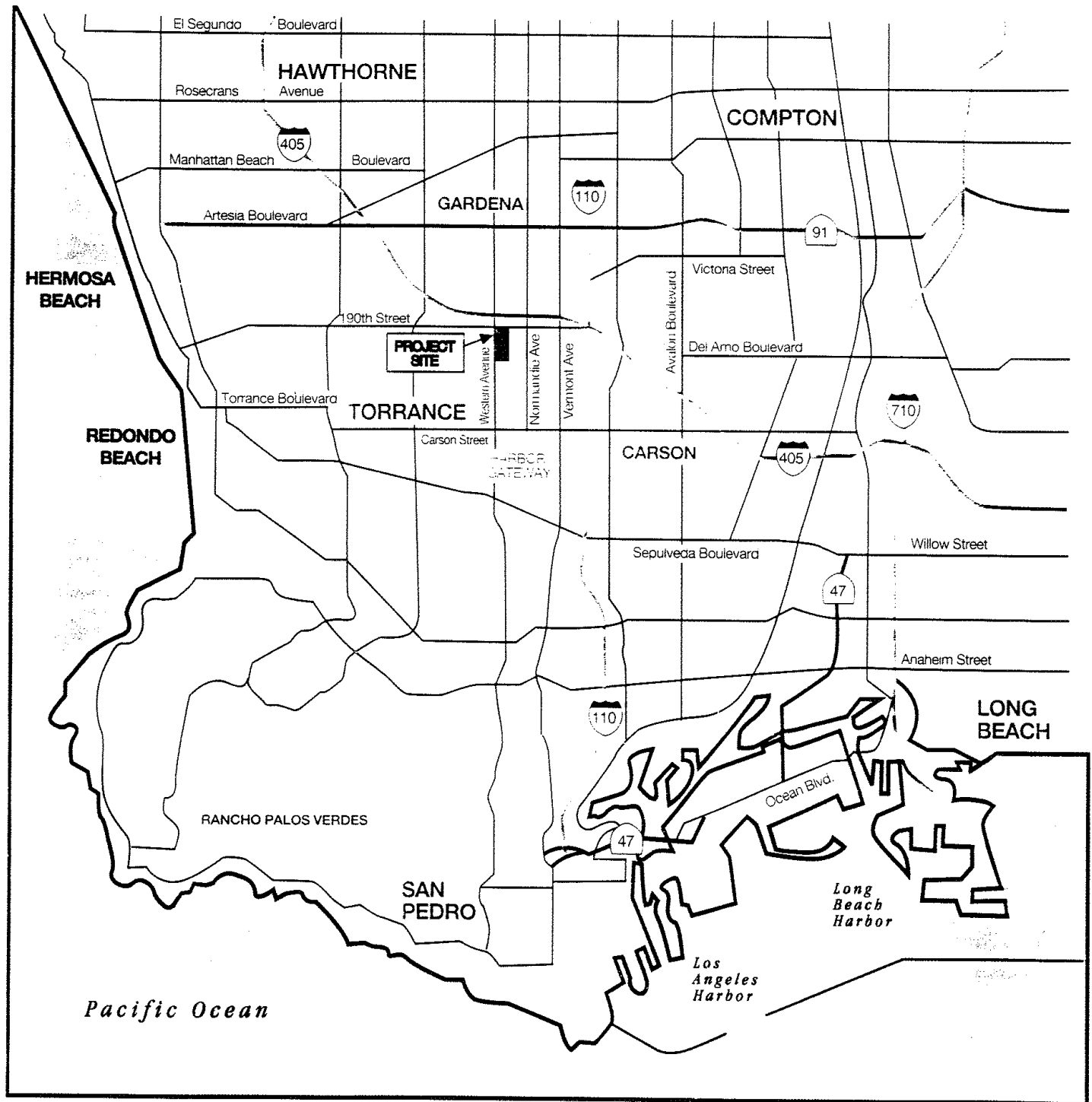
Architecture
Planning

111 International Blvd.
Long Beach, CA 90803
310-796-4111

094428S1DWG

Los Angeles, California

South Bay Area



SOURCE: Environmental Science Associates.

Western 190th Street Shopping Center 950161

Regional Location Map

South Bay Retail Power Center

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